



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

City of Warwick Planning Board
Staff Recommendations
March 9, 2022

A. **For discussion, consideration, and/or action – Public Meeting Public Meeting, Request for a Recommendation to the City Council for a Comprehensive Plan Amendment and Zone Change; Public Informational Meeting Major Land Development, One-Metro-Kilvert Street Conditional Master Plan**

Project Scope: The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 “City of Livable Neighborhoods” (Comprehensive Plan)* as the first stage in a zone change process to allow for a residential multi-family development.

The Applicant is proposing to amend the FLUM, specifically for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147. The FLUM depicts the intended use for these lots as “Technology/Light Industry”. The Applicant is seeking to revise the intended use to “Mixed Use” to allow for the development of a (200) two-hundred unit residential multi-family. The number of units is still up for discussion.

If given a favorable recommendation, the Applicant will seek a recommendation for a zone change for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147, from General Industrial (GI) to Gateway (G); and Conditional Master Plan Approval for the project.

Comprehensive Plan Amendment (FLUM) Scope: The Applicant is request a recommendation to the City Council to amend the Future Land Use Map (FLUM), specifically for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147. The FLUM depicts the intended use for these lots as “Technology/Light Industry”. The Applicant is seeking to revise the intended use to “Mixed Use” to allow for the development of an apartment building. In order to be consistent with the intent and purpose of the City Center Design Manual, Comprehensive Plan, Gateway and Intermodal Districts, pedestrian mobility must be enhanced between the housing site and public transit systems. The Applicant has been advised to contemplate streetscape improvements including but not be limited to, sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City’s Intermodal District (City Centre).

Planning Department Findings:

1. That the Applicant has provided an analysis, prepared by JDL Enterprises, Joseph D. Lombardo, AICP, entitled “Metro One Gateway Residential Project” dated November 2021, evaluating the Comprehensive Plan Amendment and Rezone, which notes: ...it is the professional opinion of this Planning Consultant that the proposed Comprehensive Plan FLUM and Zoning Map Amendments requested by AR Building Company, Inc. are

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consistent with and compliant with the City's Zoning Ordinance, Comprehensive Plan and the Warwick Station Development District Master Plan." (City Centre)

2. That the proposal is generally consistent with the City's Comprehensive Plan, having established single-family and high-density residential uses within the 200' radius. Consistent with *Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use*, which calls for increasing connectivity and walkability wherever possible; promoting centers of activity appropriate to conditions, whether a mixed-use transit oriented City Centre.....new mixed-used neighborhood centers; *Section H, Recommendations: Goal 1* to continue to have sufficient diversity of land uses to support a strong and stable tax base. *Goal 6 Public and Provide Development Meets High Standards of Urban Design, Policy*promote redevelopment of outmoded/blighted commercial or industrial properties. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, the City should work to provide "a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments..."

Additionally, the proposed development is consistent with the City Centre Master Plan, specifically,

- *new housing in the district should include a wide spectrum of unit types, sizes, and prices in order to serve today's diverse housing market and to offer people more housing choices for eh different stages of their lives.....*
- *The vitality of the Warwick Station Development district (City Centre) will be strengthened by its mix of uses.* The Master Plan recommends a variety of uses including 30%-45% residential.

3. That Kilvert Street/Metro Center Boulevard is in close proximity, within 350' of the City Centre Intermodal Zoning District, an area rezoned to promote mixed use development, with areas of supportive residential uses.
4. That the proposal is NOT consistent with the Future Land Use Map (FLUM) of the City of Warwick, Comprehensive Plan 2033, therefore requiring City Council Approval of a map amendment reclassifying the future land use from "Technology/Light Industry" to "Mixed Use."
5. That Use Code 101-103, detached single-family dwelling unit and two-family and multiple family dwelling unit is listed in the City of Warwick Zoning Ordinance, TABLE 1. Use Regulations as "NO", in the General Industrial Zoning District, thereby prohibited within

the district so designated.

Planning Department Recommendation: The Planning Department recommendation is to forward a favorable recommendation to the City Council for the requested Comprehensive Plan Amendment, with the following stipulations:

1. That the Applicant shall include in the application to the City Council, a revised Future Land Use Map (FLUM), clearly indicating the area and change of classification from Technology/ Light Industry to Mixed Use.
2. That, if the Comprehensive Plan Amendment is approved, and Conditional Master Plan Approval granted, the Applicant shall simultaneously thereafter seek approval from the City Council for a Zone Change from General Industrial to Gateway to support a residential complex on Assessor's Plat: 278, Assessor's Lot: 145.

Conditional Master Plan Scope: The Applicant is requesting Conditional Master Plan Approval of a Major Land Development and is seeking to revise the intended use/zone to "Gateway" to allow for the development of a (200) two-hundred unit residential multi-family. The Applicant is proposing streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).

Findings: The Administrative Officer finds the proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the City's Comprehensive Plan, having established single-family and high-density residential uses within the 200' radius. Consistent with Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, which calls for increasing connectivity and walkability wherever possible; promoting centers of activity appropriate to conditions, whether a mixed-use transit oriented City Centre.....new mixed-used neighborhood centers; Section H, Recommendations: Goal 1 to continue to have sufficient diversity of land uses to support a strong and stable tax base. Goal 6 Public and Provide Development Meets High Standards of Urban Design, Policypromote redevelopment of outmoded/blighted commercial or industrial properties. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, the City should work to provide "a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments....."

Additionally, the proposed development is consistent with the Warwick Station Redevelopment District Master Plan, specifically,

- *new housing in the district should include a wide spectrum of unit types, sizes, and prices in order to serve today's diverse housing market and to offer people more housing choices for eh different stages of their lives.....*
- *The vitality of the Warwick Station Development district (City Centre) will be strengthened by its mix of uses.* The Master Plan recommends a variety of uses including 30%-45% residential.

2. That the proposed development is NOT in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring City Council Approval for a zone change from General Industrial to Gateway.
3. That the proposed project, at the Conditional Master Plan Phase, does not appear that there will be significant negative environmental impacts from the proposed development. State Approvals are required at the subsequent Preliminary application Phase in the application process.
4. That, at the Conditional Master Plan Phase, it does not appear that there will be a significant negative environmental impacts from the proposed development. State Approvals are required at the Preliminary Application stage in the application process.
5. That the proposed development possesses adequate access to a public street along Kilvert Street and Metro Center Boulevard.
6. That the proposed development will have access to Municipal Sewer and Water.

Planning Department Recommendations: The Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. Should the City Council endorse the Comprehensive Plan amendment zone change, as part of the Preliminary Application, the Applicant shall coordinate with the City's Fire Marshall regarding all life-safety requirements for the site and buildings, including potential reduction of project size to accommodate said requirements.
2. That, prior Preliminary Application, the Applicant shall receive City Council Approval of a map amendment to Future Land Use Map of the City of Warwick, *Comprehensive Plan 2033*, (*Comprehensive Plan*), changing the intended future use classification of the parcel from "Technology/Light Industry" to "Mixed Use."

3. That, prior to Preliminary Application, the Applicant shall receive a City Council Zone Change from General Industrial to Gateway.
4. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
5. That the Applicant shall submit a Preliminary Development Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001, which shall include, at a minimum but not be limited to:
 - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff.
 - The Operation and Maintenance Plan for the proposed Stormwater Collection System must be included in the Preliminary submission.
 - Utilities shall be coordinated with the appropriate authorities.
 - The proposed site design shall provide an area adequate for snow storage and/or develop a practical method of removal and disposal of snow.
 - Metro Center Blvd shall be restored curb to curb from point of entry, easterly along Kilvert Street to Graystone Street. Restoration shall include PLS survey of right of way, mill and overlay to City Engineering preference (including drainage), and right of way re-delineated to promote safe pedestrian and cycling circulation. The Applicant shall coordinate with the developer of Hillsgrove at City Centre (currently under construction) as to ensure consistency of pedestrian and lighting improvements.
 - Note Monumentation as required per the City of Warwick Development Review Regulations. All property corners shall be marked with permanent monumentation; one Granite Bound per lot required. Existing Monumentation shall be protected during construction.
 - Applicant shall pay to the City, a Recreation Fee-in-Lieu of Land, to support recreation-based capital improvements within the City. See Section 6-1 of the Subdivision Regulations.
6. That, prior to Preliminary Approval, the Applicant shall receive all State and Local Approvals.
7. That, prior to Preliminary Application, the Applicant shall coordinate with the City's Sewer Authority and Water Division, regarding connection.
8. That, prior to Preliminary Application, the Applicant shall either reduce the number of units to show no reduction in level of service at all intersections identified in the applicant's traffic report; or employ modifications to signalizations at all intersections that depict a degradation

of level of service. The City reserves the right, under section 7.4.4 of the Development Review Regulations to request an independent impact statement, (Traffic Study).

Zone Change Recommendation to the City Council,

City Council Zone Change Scope: The Applicant is requesting a recommendation for a zone change for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147, from General Industrial (GI) to Gateway (G) to allow for the development of a (200) two-hundred unit residential multi-family. The Applicant is proposing streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City’s Intermodal District (City Centre).

Planning Department Findings: The Administrative Officer finds the proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City’s Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed development is generally consistent with the City's Comprehensive Plan, having established single-family and high-density residential uses within the 200’ radius. Consistent with Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, which calls for increasing connectivity and walkability wherever possible; promoting centers of activity appropriate to conditions, whether a mixed-use transit oriented City Centre.....new mixed-used neighborhood centers; Section H, Recommendations: Goal 1 to continue to have sufficient diversity of land uses to support a strong and stable tax base. Goal 6 Public and Provide Development Meets High Standards of Urban Design, Policypromote redevelopment of outmoded/blighted commercial or industrial properties. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide “a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments.....”
2. That the City’s Engineering Division, Sewer Authority, Water Division, Building Department, Tax Assessor, Land Trust, Conservation Commission (see attached) and Historic District Commission have reviewed the proposal

The Planning Department also finds this proposal to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A) The goals and patterns of land use contained in the comprehensive plan of the city adopted pursuant to G.L. 1956, § 45-22.2-1 et seq. (as amended);

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Planning Department Recommendation: The Planning Department recommends forwarding a favorable recommendation to the City Council for the requested Zone Change from General Industrial to Gateway to allow for the development of a (200) two-hundred unit residential multi-family, with the following recommendations.

1. That the Applicant shall include elements of the City Centre Design Manual in the Landscape, Buffering, and Lighting plan, that shall include streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).
2. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board or its authorized designee.

B. For discussion, consideration, and/or action – Public Hearing MLD/Subdivision Final Plan Approval - North Point – See DRAFT-Final Decision letter dated March 9, 2022 (attached)

C. Seasons's Gas Station – Colbea Enterprises, Inc. - Public Hearing, Major Land Development/Subdivision, 2055 Warwick Avenue, Preliminary Approval – Please see DRAFT-Preliminary Decision of approval (attached).

V. Adjournment